Gawler

DRAFT GAWLER TOWN CENTRE STRUCTURE PLAN

ECONOMY & ACTIVITY

FACT SHEET 4

BECAUSE GAWLER IS CHANGING

AND A STRONG TOWN CENTRE SUPPORTS JOBS, BUSINESS & COMMUNITY LIFE

Gawler is growing, and the Town Centre plays a critical role in supporting local jobs, services and everyday life.

As new communities develop across the region, demand for shops, services, hospitality and employment will continue to increase. Without a clear plan, this growth could occur in a fragmented way – weakening the Town Centre and reducing its long-term vitality.

This plan focuses on ensuring growth strengthens the Town Centre, rather than competing with it.



WHY THIS MATTERS

As Gawler grows, demand for jobs, services, retail and places to spend time will increase - and where that change occurs matters.

This plan takes a "Town Centre First" approach, focusing growth and investment in the heart of Gawler so it continues to be the primary destination for business, community life and everyday activity - keeping the Town Centre vibrant, competitive and economically strong.

People are drawn to places that already feel lively and well-used. By creating active, welcoming spaces, the plan helps build momentum - attracting more visitors, supporting local businesses and encouraging further investment over time.

Gawler

DRAFT GAWLER TOWN CENTRE STRUCTURE PLAN

ECONOMY & ACTIVITY | FACT SHEET 4

WHAT GROWTH IS EXPECTED IN THE TOWN CENTRE?

The Draft Structure Plan identifies capacity for additional activity in the Town Centre, including:

- Additional retail and shopfront space to support population growth and demand
- New housing, including small-scale apartments and townhouses
- Office and employment space, supporting local jobs
- Health and community services, including integrated centres
- Tourism and visitor accommodation, supporting hospitality and events
- Community and entertainment attractions, such as cinemas and cultural uses

Importantly, this growth is expected to occur gradually over time, through a mix of smaller and larger developments.

WHAT DOES THE PLAN SUPPORT?

The Draft Structure Plan sets out a range of practical actions to enable and guide growth in the Town Centre, including:

- Amendments to the Planning and Design Code to reinforce Murray Street as the Town Centre's primary retail and civic focus
- Planning policy changes to support a stronger mix of retail, hospitality and service-based uses
- Updates to zoning and policy settings to enable and encourage mixed-use development (shops, offices, housing and community uses together)
- Identification and prioritisation of key redevelopment sites, including underutilised land, around the rail station and opposite the river
- Public realm and infrastructure improvements to strengthen connections between main streets, shopping areas and public spaces
- Upgrades and place-based planning initiatives to enhance the Town Centre and riverfront as a destination
- Clearer planning guidance and investment signals to support and attract private sector investment, reducing uncertainty and supporting long-term investment.

WHAT THIS MEANS

This plan demonstrates that:

- There is real demand for more activity, jobs and services in Gawler
- The Town Centre has the capacity to accommodate this growth over time
- Clear planning settings and coordinated investment are needed to guide where and how this growth occurs.

Growth will happen—this plan ensures it is directed to strengthen the Town Centre, support local businesses and create a more vibrant, active and economically resilient heart for Gawler.

HAVE YOUR SAY

Community and stakeholder feedback on the Draft Gawler Town Centre Structure Plan is open from **1 June to 26 June 2026**. Your feedback will help refine the plan before it is finalised and adopted.